

**BOARD OF PARK COMMISSIONERS  
REGULAR MEETING  
Park and Recreation Department  
11<sup>th</sup> Floor City Hall  
Monday, February 11, 2008  
3:30 p.m.**

**Present:** Glen Dey, Bryan Frye, Doug Leeper, Janet Miller, Tom Roth, Andy Solter, and John Stevens

**Absent:** None

**Also Present:** Marv Rozner and Dayna Brown, Wichita BMX; Greg Ferris, T-Mobile; Scott Knebel, Planning Department; Doug Kupper, Director, Park and Recreation; Larry Foos, Superintendent of Recreation; Tim Martz, Superintendent of Maintenance and Forestry; Don Harrison, Golf Course Superintendent; Bob Gress and Jim Mason, Great Plains Nature Center; and Myca Bunch, staff.

President Miller called the meeting to order at approximately 3:30 p.m.

**PUBLIC AGENDA**

No Items.

**REGULAR AGENDA**

**Motion 1: On motion by Frye, second by Stevens, IT WAS UNANIMOUSLY VOTED to move agenda Item 3D up to become Item 2C to allow for discussion of the Cell Towers on Park Property Report prior to hearing the other issues pertaining to cell towers.**

**Item 1: Approval of Meeting Minutes**

**Motion 2: On motion by Solter, second by Frye, IT WAS UNANIMOUSLY VOTED that the Board approve the January 14, 2008 Park Board minutes.**

**Item 2A: BMX at Emery Park.**

Marv Rozner briefed the Board on what the BMX organization, located at Emery Park is about and what they would like to receive from the Park Board. Rozner said that currently the track they use is mostly run by volunteers and they welcome riders of all

ages to learn and enjoy the sport. He said that BMX racing is becoming more popular all the time.

Rozner said that in the 1980s and 1990s, the track hosted approximately 300 riders per week and those numbers have steadily increased with 60 new riders joining their club in 2007. He said in the beginning they received free dirt to build the track but the quality of the dirt was not great and was full of nails, glass, etc. Rozner said that draining in and around the track is also a major problem and that the track is currently 22 years old and in need of many repairs. Rozner said that ultimately he would like to see the track either relocate or refurbished. By making either of these changes he anticipates attracting 100s of new riders to the sport as well as being able to host events bringing in close to 1000 riders from different regions. Rozner also said they have 3 major races planned for 2008 to be held at the current track. If he were to upgrade the existing track he would like to bring in new top soil, replace the current drainage system, and add security fencing and restrooms to the facility.

If the track was to relocate, Rozner said he would like the new site to have bleachers, lights (to accommodate night time riding), a new starting gate and spectator fencing. Rozner estimated the cost to be between \$75,000 and \$200,000. He said that his long-term goal is to have a covered track which would enable them to hold national races in Wichita. The funding from those races would provide the revenue to offer year around racing. He said the new track needs to be easily accessible and have good visibility to the public.

The current contract at Emery Park will expire soon and Rozner said he would sincerely like to partnership with the City to provide a new and improved facility. He said that they would like to have around 3 to 5 acres and that they currently use approximately 3 acres at Emery Park. Frye asked if the idea of combining the BMX track with any other type of sport facility was an option. Rozner said it isn't a good idea as they have to ensure that their tracks are kept smooth and that the dirt is of a different consistency then other tracks. Frye asked if a dedicated section of the Proposed ATV Venue was a possibility. Kupper said that this was an option that Park staff had actually suggested researching.

Solter commented that the estimated costs seemed low. Rozner said that for a minimal track it would cost approx. \$12,000 for the dirt, \$2,000 for the machines and around 15,000 for the concession and registration building. Kupper said that the security issues would have to be assessed by the City Council and the District Advisory Boards (DABs). He said that placing a security fence around public land would also need to be justified.

Dey asked if Rozner had a timeline to complete the upgrades. Rozner said most of his time restraints depend on the availability of funding and the type of renovations the Board approves.

**Motion 3: On motion by Miller, second by Leeper, IT WAS UNANIMOUSLY VOTED that park staff continue to work with the BMX personnel to identify possible locations throughout the city for a new site and that they also create a timeline for completion of the project.**

**Item 2B: 13<sup>th</sup> St. Project.**

Carl Haas briefed the Board on the status of the 13th St. Project in which the street will be widened into 5 lanes. He said that he is asking the Park Board for permission to move the sidewalk near McDonald Golf Course, back 31 feet from the back of the curb. The total distance of encroachment onto the Golf Course would be 16ft. Haas said that the current fence that surrounds the Golf Course is chain link but that after the construction they could place a cement barrier or other type of divider to ensure the Golf Course keeps its distance from the 13<sup>th</sup> St. traffic.

Dey asked if there would be bike lanes on the street once the construction is completed. Hass said that currently there are no plans for the addition of bike lanes but there will be sidewalks on both sides of the road. Dey asked if the bike lane could be painted on the outside lanes. He urged that the street design foster community building places that are inviting for all people by utilizing attractive landscapes to foster livable, walkable and healthy communities.

Miller asked about the current value of the park property and Kupper said he would have to research those figures. Haas said that McDonald Golf Course will lose approximately 10ft at the West end of the project and 5ft at the East end. Kupper said that by making these changes it would bring the golf tee closer to the road allowing more golf balls to come into contact with traffic.

Miller asked if there was a way to move the T-box and the fairway back away from the road. Kupper said that there are houses between the maintenance shop and the clubhouse that could be acquired by the City in order to move the Golf Course further from the street. He said they could also look at reducing the course down to 9 holes or eliminate the golf course all together and make it a park. Kupper said that the golf course tee area has to be a certain distance from the road or the City becomes liable for any damages to traffic. Haas said that they could go out and stake the area from the back of the curb so the new alignment could be better understood before any decisions were made.

**Motion 4: On motion by Miller, second by Stevens, IT WAS UNANIMOUSLY VOTED to table any decision until the April 2008 Park Board meeting in order to review and research estimates from Park staff on the funding and requirements of possible landscape and fencing changes. The Board also asked that any requested changes be approved by DAB I. Park staff was also asked to research the possibility of creating bike lanes with attention to linkage of the local neighborhoods with visibility to green space.**

**Item 2C. Report of Cell Towers on Park Property.**

Larry Foos stated that a team of park staff was put together to assess the Park sites that would be acceptable for the placement of cell towers. They worked off of the map provided by the Planning Department which marked the Parks that were open for possible Cell Tower placement.

Foos said that they looked at each park based on the following criteria:

1. Park Size – Park should have sufficient acreage to allow for tower placement.
2. Cell tower placement will not prohibit potential park development or negatively impact high-use open space areas.
3. The cell tower cannot be adequately screened.
4. Cell tower placement should not detract significantly from long established public expectations for the use and appearance of the site.
5. User conflicts
6. No vehicular access from the street

Kupper said that the Park Department has around 130 parks and that they are asking to have approximately 40 parks removed from the map. Miller said that they can always add or remove parks from the list in the future. Kupper reminded the Board that even with the list, the petitioner is always required to visit the Board first to gain permission to lease the property. Scott Knebel reminded the Board that the City Council's proposal says that park land should be used and looked at first when selecting land.

Ferris said that he thinks it would be better to eliminate the parks from administrative permits as eliminating the entire park removes them from ever having towers at a site where there would be little to no impact on the park, such as baseball fields. He said that he prefers to go to private businesses first because it is less hassle then going after government land. Dey said he would like to see each applicant show some sort of documentation showing that they have exhausted all other options before looking at park land. Ferris reminded the Board that no matter what decision they make he is still required to attend a public hearing each time he makes a request

Miller said another option was to have staff go through each park and consider it based on the available light poles. She said what worries her is that she knows how Ferris handles the applications as he has always brought his requests to the Park Board, but that she is concerned that the next applicant may bypass the Board all together.

Hoetmer pointed out that the majority of the light poles in the parks are around 60 feet tall and that most of the cell towers are 120 feet tall. Kupper agreed and said that the lighting fixtures will still be placed at 60ft but that the cell tower itself will be 120ft tall.

Ferris recommended that the Board make a motion to say that no administrative permits be allowed until the application comes before the Park Board. Roth said he remembered

the Board discussing that idea in the past and felt it was a good idea. Miller said that she doubted the City Council would allow them to remove all parks from the map, but that they may agree to the list if shortened with the addition of a list of those parks where the light poles could be utilized as cell towers. Frye commented that the new list of parks is a good internal/working document for the Board to use on a case by case basis.

**Motion 5: On Motion by Roth, second by Miller, IT WAS UNANIMOUSLY VOTED to table the approval of the Cell Phone Towers on Park Property Report until the March Park Board meeting to allow staff time to bring back a list showing those parks that have ball fields on them and to remove any recommended parks from the list if needed.**

**Motion 6: On motion by Miller, second by Frye, IT WAS UNANIMOUSLY VOTED to table all remaining agenda items except Items 2D and 3C, until the March Park Board Meeting.**

**Item 2D. Cell Tower Request in Linwood Park.**

Ferris, as a representative for T-Mobile, asked the Board to allow a cell tower to be placed upon a light pole in Linwood Park. He said that they will pay to replace the 60ft pole with a 120ft pole and will reattach the light fixtures at the same height they are now. He said that a similar request was made several years ago but a formal request was never made at that time. He said T-Mobile is also interested in placing a solid wood fence around the site and that they would maintain gated access to the area.

**Motion 7: On Motion by Frye, second by Roth, IT WAS UNANIMOUSLY VOTED to allow Greg Ferris to work with Park staff to ensure the proper placement of a 120ft light pole/cell tower in Linwood Park.**

**Item 3C. Complications with Approved Cell Tower Site in Millbrook Park**

Ferris reminded the Board that in August 2007 the Board approved the placement of a cell tower in Millbrook Park located in the flood plain. He said that the City and FEMA have since revised their Floodway map making it impossible to place the cell tower in the previously approved location. Ferris said he would like to place the tower in a different part of the park which is on higher ground and not commonly used by the public. Ferris provided a map to each Board member indicating the sites that he would like to use and said that he would have to revise his current lease with the City to indicate the location change. He said that they would have to place their equipment around the tower on risers but that they would not lay concrete. He said that T-Mobile would also provide all additional landscaping required by the City and that they would use the same access gates that are already available.

Frye asked if Millbrook Park was listed on the new Cell Tower listing that was provided to each Board member earlier in the meeting. Kupper replied that Millbrook Park is not a park that has been designated to keep from having cell towers built.

**Motion 8:** On motion by Frye, second by Dey, the Board approved Mr. Greg Ferris to work with Park staff to make any necessary adjustments to the re-location of the cell tower in Millbrook Park. Motion passed 6-1. Miller – No.

**Item 4. Review of Pending Items.**

No Items.

**Item 5. Updates from the Director and President**

No Items.

**6. Issues on the Horizon**

No Items.

**7. Adjourn**

Miller adjourned at approximately 6 p.m.

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Janet L. Miller, President

ATTEST:

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Myca J. Bunch, Recording Secretary